



Appendix 2: Statement of Community Involvement

1.0 Introduction

This document sets out the programme, method and outcome of community involvement in the preparation process for the Limerick Regeneration Framework Plans. It begins with a review of the different tiers of planning policy on community involvement, and sets out Limerick Regeneration's strategy in involving residents and community representatives. Each of the public information and consultation sessions for Southill, Ballinacurra Weston, Moyross and St. Mary's Park is described in detail, clearly identifying the purpose, organisation, content and outcome of each. Key issues that emerged within each of the regeneration areas are highlighted and an explanation by the Office of Regeneration is given as to how the final development of the LRFIP has evolved in light of the comments received.

2.0 Planning Policy Context

At the 1992 United Nations Conference on Environment and Development (UNCED) in Rio, Principle 1 of the Rio Declaration on Environment and Development proclaimed that:

"Human beings are at the centre of concerns for sustainable development. They are entitled to a healthy and productive life in harmony with nature".

The Rio conference also reiterated the message that real change is most likely to come with the involvement of ordinary people, as stated in Principle 10.

Principle 10 also states

"Environmental issues are best handled with participation of all concerned citizens, at the relevant level. At the national level, each individual shall have appropriate access to information concerning the environment that is held by public authorities, including information on hazardous materials and activities in their communities, and the opportunity to participate in decision-making processes. States shall facilitate and encourage public awareness and participation by making information widely available. Effective access to judicial and administrative proceedings, including redress and remedy, shall be provided."

These international principles have filtered down to the level where a community orientated participatory approach is seen equally as necessary as a regulatory approach for the development of sustainable communities.

2.1 National Planning Policy

National policy emphasises the importance of consultation all levels of the planning hierarchy, from the national through to the local level. At the highest level, Sustainable Residential Development in Urban Areas (2008) highlights the importance of integrating public consultation into the preparation of non-statutory framework plans (paragraph 2.13). Delivering Homes, Sustaining Communities (2007) also highlights the importance of understanding the characteristics of a community, to ensure that appropriate techniques are devised and successful consultation undertaken.

"Tenant participation and consultation is critical to ensuring best practice in housing management and to

the achievement of sustainable and vibrant communities. Tenant based groups will be encouraged to work with local authorities to harness resources for their estate, to improve its social or physical environment and enhance social interaction within the community".

2.2 Local Planning Policy

At the local level, the Limerick City Development Plan 2012-2016 sets out the objective to involve the public in the planning and development of the city. The City Council's aim is to "ensure public participation through the statutory process governing its preparation".

3.0 Community Involvement Strategy

3.0.1 Key objectives of the Consultation Strategy

The Office of Regeneration endeavours at all times to communicate clearly and openly, through the following approaches:

- Where possible, use aerial photography in preference to two-dimensional plan layouts. This helps to avoid language and literacy barriers and will help to ensure that our communications are interesting and eye catching
- Ensure written material and verbal presentations are clear and presented in plain English
- Acronyms, abbreviations and jargon are avoided
- Ensure that that community involvement is a two-way process. We have provided a questionnaire for residents to complete to inform us of any observations they have on the proposals for redevelopment

The Office of Regeneration is careful to record the feedback given by participants and report on the outcomes and how decision-making has responded ensuring that everyone who invests their time in the consultation process should know how their comments have helped to inform the plan making process. The purpose of this statement of community involvement is to document how residents and key stakeholders have been involved and show how their views have influenced progress of the Framework Plans.

3.1 Approach by Limerick Regeneration Agencies and Office of Regeneration to involve the communities to date

There has been strong involvement, participation and engagement from residents to work in an integrated way towards the creation of vibrant & sustainable communities since the establishment of the Regeneration programme in Limerick in 2007. The ability and willingness of the communities to consider long term benefits, rather than striving completely for instant solutions, has augured well for local resident participation & empowerment.

Local regeneration offices were opened in 2007 at Watch House Cross, Moyross & at the LEDP, Roxboro Road, and later in early 2008, at Saint Marys Park, to provide residents with access to locally based staff and as a measure to build confidence in the regeneration programme. The involvement of local communities is

an integral part of any regeneration project. The Regeneration Agencies established and provided support to a set of structures to engage the communities of the regeneration areas. In the Autumn of 2007, Local Regeneration Committees were set up in Moyross, Southill and Ballinacurra Weston, and in 2008, St. Mary's Park. These committees, which meet on a monthly basis, comprise of residents, community groups, senior Gardai, senior local authority staff, Councillors and senior Limerick Regeneration Agencies staff (until June 2012). The Local Regeneration Committees are chaired by an independent chairperson. Later, the Southill Local Regeneration Committee split into two – one for the O'Malley Park/Keyes Park areas and one for Carew/Kincora estates – such that in total, there are now five Local Regeneration Committees.

These Committees provide a consultative mechanism for the social, economic and physical elements of the Regeneration Programme at an estate level and involve community participation. For a period, there were separate "social" sub-committees but they became incorporated into the main local regeneration committees. Five Community Officers are co-funded by the Office of Regeneration & Limerick City Council in the regeneration areas to support community consultation, feedback and participation as well as general support for individual residents. This is achieved through structures such as residents' fora, residents' associations and similar organisations in the regeneration areas. The approach was not to establish new structures but to better resource the existing community/estate management structures.

A Citywide Community Consultative Committee, co-ordinated by the Local Partnership Company (PAUL) and chaired initially by the CEO of the Regeneration Agencies and now by an independent chairperson, brings the representatives of the five communities into a wider forum. In this structure, participants can exchange information and experiences across the areas and also engage with Regeneration senior staff and other-key officials invited to attend meetings. Following the conclusion of the five year remit of the Regeneration Agencies (2007 – 2012), the structures described above, including the operation of local offices, have remained in place.

The Office of Regeneration took over the delivery role of regeneration in June 2012. Staff members from the

office had been attending Regeneration Committee meetings up to that point and were familiar with the complex nature of the regeneration programme. From June 15th, the Office of Regeneration has formally carried the responsibility of delivering the objectives of Regeneration and has continued to work through the committee structure to ensure continuity of engagement with the community and services. Since June 2012, the many meetings have been held with regards to regeneration. The following is a synopsis of the level of engagement that has taken place at committee level since the presentation of the draft implementation plans to the local regeneration committees. It should also be noted that staff in the regeneration area offices engaged with many residents living in the communities and locally based groups/organisations for the purpose of imparting information on the draft plans outside of the formal structures and the public consultation open days.

3.1.1 Northside Regeneration

3.1.1.1 Moyross

The draft Implementation Plan was presented to the Moyross Regeneration Committee on the 17th September, 2012. There were key aspects of the plan which required further clarification, primarily the issues of works to private houses in the regeneration areas and the "House for a House" arrangement for home owners whose principal private residence was proposed to be demolished in the draft implementation plan.

These and other aspects of the plan were further discussed at meetings on the following dates:

- 15th October, 2012
- 26th November, 2012
- 24th January, 2013
- 25th February, 2013.

The Planning & Design Sub – Group also met on two occasions between the above dates and the date of the Public Consultation Open Day held on the 12th March, 2013.

3.1.1.2 Saint Mary's Park

The first draft of the Implementation Plan was presented to the Saint Mary's Park Regeneration Committee on the 3rd October 2012. The plan at that time envisaged a total demolition of all the remaining units in the estate. Concerns were expressed by some

Appendix 2. Statement of Community Involvement

committee members with regard the relocation of all residents in St. Mary's Park to other locations on King's Island as many residents had expressed their desire to remain in St. Mary's Park and that redevelopment proposals should include housing within St. Mary's Park. The Regeneration Committee met again on the 7th November, 2012 and it was again advocated that the redevelopment of the area should incorporate housing within St. Mary's Park. The Office of Regeneration re-examined the plan over the next number of months and reverted back to the Committee on the 20th March, 2013 with a revised plan incorporating refurbishment proposals for the majority of the estate. The Planning & Design sub-group also met on three occasions between the regeneration committee meeting held on the 3rd October, 2012 and the date of the Public Consultation Open Day held on the 28th March, 2013.

3.1.2 Southside Regeneration

3.1.2.1 Ballinacurra Weston:

Between July 2012 and March 2013 there have been 9 formal meetings of the Ballinacurra Weston Committee. The committee is chaired by the Parish Priest (Fr. Damien Ryan) and has representatives from the following groups:

- Residents
- Elected Members
- Limerick City CDP
- STEPS Programmes
- West End Youth Centre
- Estate Management
- Sports Representatives
- Our Lady of Lourdes CSG
- PAUL Partnership
- Our Lady of Lourdes National School Principal
- VEC
- An Garda Síochána

Key elements of these meetings relevant to the redevelopment proposals are as follows:

- The Director of Service for the Office of Regeneration, attended the early meetings to outline the new regeneration structures and to enforce the commitment by the Local Authority to the continuation of the programme.
- On 12th September The Project Manager for the Regeneration project, presented revised proposals for the area to the committee. A number of issues were raised including car parking at the Church,

Public Information Session:
O Malley and Keyes Park, Southhill



refurbishment proposals for home-owners. It was agreed that the proposals needed to be discussed in greater details separate from the standard committee agenda and a further date was identified.

- On 27th September the committee met again to discuss the redevelopment proposals. Frank and honest conversations were held regarding the needs of the community and the importance of presenting realistic, community safety-focused plans. A discussion was also held around the presentation of information to the community and the committee agreed that a World Cafe style approach should be taken with members of the committee assisting the Office of Regeneration staff in the effort.
- On the 10th October committee meeting the Office of Regeneration presented a 10 point proposal for redevelopment founded on the discussions held in September and the input of the committee. The 10 points were as follows:
 - Take Houses out of Dereliction
 - CCTV
 - Refurbishment of all Houses (private and tenanted)
 - Community Wall
 - New Path
 - New Build
 - New Road
 - Future Developments
 - Playground
 - Community Groups

The 10 points highlighted above were priority objectives for the community and, as such, were then transposed onto a map and subsequently used in the public consultation. In November, the committee agreed to hold back on the consultation until clarity was finalised with regard to the refurbishment of private houses. An agreement to proceed with the public consultation was reached in February.

3.1.2.2 Carew Kincora Regeneration:

Between July 2012 and March 2013 there have been 10 formal meetings of the Carew/Kincora Committee. The committee is chaired by an independent Chairperson (Geraldine Hanna) and has representatives from the following groups:

- Residents
- Elected Members

- Parish Priest
- Southill SDC
- Four Parks Forum
- Estate Management
- Our Lady of Lourdes CSG
- PAUL Partnership
- An Garda Síochána

Key elements of these meetings relevant to the redevelopment proposals are as follows:

- On 7th August 2012 The Project Manager for the Regeneration project presented drawings of the Colivet Court development to the committee. A discussion took place around concerns of the residents and the Project Manager identified the best way to resolve the difficulties. The Director of Services attended the meeting and outlined the new structure and commitment by LCC to the regeneration process.
- 4th September 2012 – The Project Manager and the Planner for the Office of Regeneration, gave a PowerPoint presentation to the committee outlining the proposals for the area. Drawings and maps were circulated and a lengthy discussion took place during which time the committee asked questions and sought clarifications.
- On 13th September a meeting took place to discuss the plans and walk the estate to get a fuller understanding of the nature of the difficulties experienced.
- 2nd October – The implementation plans were further discussed by the committee with the Project Manager. An Garda Síochána gave their input and highlighted some of the merits of the plans. A second opinion, by an independent architect was requested by the residents who subsequently walked the estate with them.
- On 6th November the plans were further discussed with the Project Manager present. The committee welcomed the fact that the National Crime Prevention through Design Officer, Alan Roughneen, would be visiting the area and having an input on the plans. Consideration was also given to the clarity needed with regard to home-owners and the works that would be carried out on their houses.
- 11th December – An Garda Síochána asked that they attend the public consultation sessions to provide information in respect of security matters. This was welcomed by the committee.
- On 28th January 2013 the dates for the public

consultation were agreed by the committee as well as the means to advertising the sessions – press and flyers.

- On 4th February the Administrative Officer for the Office of Regeneration, attended an Estate Management Group meeting to outline the plans to the group – for information purposes.
- On 27th February the regeneration committee met again to discuss the format of the information sessions and to assign roles and responsibilities to the committee members before the sessions.

3.1.2.3 O'Malley Keyes Regeneration:

Between July 2012 and March 2013 there have been 10 formal meetings of the O'Malley /Keyes Committee. The committee is chaired by the independent Chairperson (Brother Padraig McDonnell) and has representatives from the following groups:

- Residents
- Elected Members
- LEDP
- Southill FRC
- Parish Priest
- Four Parks Forum
- Estate Management
- PAUL Partnership
- An Garda Síochána

Key elements of these meetings relevant to the redevelopment proposals are as follows:

- On the 18th July 2012 the Project Manager outlined the plans for the Colivet Court Redevelopment. The Director of Service attended the meeting and outlined the new structure and commitment by LCC to the regeneration process.
- On the 19th September a PowerPoint presentation was made to the committee. A long discussion was held afterwards and the committee asked questions and sought clarifications.
- At the October meeting the Project Manager provided more feedback and explained the plans in further detail. The committee queried the detail of the refurbishment and re-location proposals on offer to private home-owners. The committee agreed that it would be unwise to present information to the public without the clarifications.
- On November 7th the plans were discussed further. Input from the National Crime Prevention through Design Officer, Alan Roughneen, together

Appendix 2. Statement of Community Involvement

with a representative from An Garda Síochána was scheduled to visit the area and meet with the Design Team.

- On 12th December the committee voiced their disappointment that the Office of Regeneration could not give feedback regarding proposals to upgrade private houses. This sentiment was further highlighted at the January meeting and the committee asked that an emergency meeting be held as soon as clarification was available.
- On 28th January a special meeting of the Regeneration Committee was held to inform the committee of the proposals to carry out works to private houses and in respect of relocations. Preparations for organising the public information sessions were discussed – distribution of leaflets, newspaper adverts etc. Dates were set for the information sessions.
- On the 13th February the proposals were again discussed with the Project Manager, and the logic behind the designs were further teased out. The Administrative Officer for the Office of Regeneration presented the proposals to the residents' committee on 20 February. The drawings were used to highlight specific proposals such as new streets, new housing etc.
- There was a dedicated meeting of the committee to discuss the public information session on 25th February. Roles and duties for the committee members were assigned.

3.3 Public Information Sessions March/April 2013

In March/April 2013 the Southside Office of Regeneration held 14 formal Information sessions to get feedback from the community and services on the proposals to redevelop the estates of Southhill and Ballinacurra Weston under the Regeneration Programme. The details of the Public Information Sessions are outlined in Section 3.3.2.5. Adverts were placed in the local press and all residents of Ballinacurra Weston, O'Malley Park, and Keyes, Carew and Kincora Parks, were invited to attend.

The Redevelopment Proposals were also presented to a number of service groups in these areas following requests to do so:

- Southside Councillors - 20th February 2013, LEDP
- Four Parks Forum - 11th April 2013 – LEDP
- St. Kieran's Project - 15th April 2013 – Galvone National School
- Children's Services - 16th April 2013 – LEDP

- Galvone Industrial Estate- sub group - 23rd April 2013 – Galvone Industrial Estate

The Office of Regeneration, spent significant time preparing for the events to ensure clarity of vision and thought and to ensure a consistent delivery of information. Thought was given to the types of questions that might be asked and the rationale behind particular proposals (i.e. improved security, access or surveillance). Further detail on the events for each regeneration area are discussed in Section 3.3.2.5.

3.3.1 Programme of Public Information Sessions (March 2013)

Guided by the approach outlined in Section 3.1 the community involvement strategy was structured into a programme of Public Information Sessions, in which the Office of Regeneration:

- Organised a public exhibition event
- Allowed for a drop-in-clinic subsequent to the public exhibition event to allow residents to meet the team to discuss and clarify the proposals for redevelopment

The sequence, purpose and outcome of events is summarised below and set out in more detail in the following sections, and supported by evidence.

3.3.2 Proposals for redevelopment

3.3.2.1 Purpose

The primary purpose of the public information sessions held in March/April 2013 for the regeneration areas was to introduce the residents to the proposals for redevelopment.

3.3.2.2 Organisation

The Public Information Sessions for the regeneration areas were accommodated in the following venues:

- Southhill: Southhill Area Centre
- Moyross: Moyross Community Centre
- Ballinacurra Weston: Our Lady of Lourdes Community Centre
- St. Mary's Park: King's Island Community Centre

The event was facilitated by staff members of the Office of Regeneration, Limerick City Council.

3.3.2.3 Content

The purpose of the Public Information Session was to

seek residents' opinions on proposals for redevelopment. The proposals consisted of the following information:

- A mounted board showing principal proposals overlaid on a background aerial map (birdseye view) – 5 copies.
- A mounted board showing principal proposals on a measured two-dimensional plan – 5 copies
- A questionnaire in an A3 landscape format highlighting the principal proposals (as outlined on aerial and plan) and asking residents to indicate their view on different proposals by ticking boxes titled 'Yes', 'Don't Mind/Don't Know', or 'No'. Residents were also provided with space to provide additional comments under each key proposal.

Comments provided by residents were transcribed verbatim and dated. A section was also included in the questionnaire requesting the name, address, telephone and email of the respondent as well as a request for an age and occupation profile. This information was deemed sufficiently informative to allow the Office of Regeneration to assess and respond to the Public Information Session feedback in a meaningful manner. Throughout the Public Information Session there was an opportunity for the residents to speak to a staff member on a one-to-one basis to gain an understanding of the key proposals for redevelopment. Residents were also invited to take the questionnaire away to consider in their own time with the opportunity to submit it to the Office of Regeneration over the following weeks.

3.3.2.4 Outcome

St. Mary's Park
28 March 2013
3pm – 8pm

Residents responded positively with 57% of the overall responses received in general agreement with the proposals for redevelopment. However the consensus of comments identified a number of remaining issues of concern including:

- Concern that the proposed bridge link will have a negative impact on the last remaining wetlands, marshes, floodplains
- Concern with replacement housing on a designated flood plain
- Concern raised that Star Rovers requires a bigger

- clubhouse facility
- Clarification required on what was meant by the objective – “Reinforce existing community hub by improving quality and extending the choice of uses available”
- Concern that houses in St Mary’s Park being refurbished will be impossible to keep warm
- Concern amongst some residents in St Mary’s Park that they are living in overcrowded conditions and have requested to remain in the area

These issues of concern have been responded to by the Office of Regeneration in Section 4.0 of this document.

Ballinacurra Weston

5 March 2013 6pm-9pm

6 March 2013 1pm-4pm

7 March 2013 10am-1pm

Residents responded positively with 53% of the overall responses received in general agreement with the proposals for redevelopment. However a consensus took shape which identified a number of remaining issues of concern including:

- Request by some residents for clarity on whether question 2 posed in the questionnaire means demolition or refurbishment of units at Weston Gardens.
- Concern amongst residents that creating a street from Beechgrove Avenue would create a ratrun and attract joyriders.
- Concern that the connection proposed through Clarina Park to Byrne Avenue and Lenihan Avenue is unnecessary.
- Disappointment that only 4 new houses will be built in the area.
- Preference to locate a proposed playground away from people’s houses and at a location where passive security is provided

These issues of concern have been responded to by the Office of Regeneration in Section 4.0 of this document.

--Southill: O Malley Keyes

6 March 2013 5.30pm-8pm

7 March 2013 12 - 4pm

Residents responded very positively with 67% of the

overall responses received in general agreement with the proposals for redevelopment. However a consensus took shape which identified a number of remaining issues of concern including:

- Concern that a pedestrian street in a residential area would bring about unsocial behaviour.
- Further clarity required on what was meant by ‘natural surveillance’
- Further clarity required on what was meant by ‘gateway’
- Preference amongst some households for secure back alleys for parking
- Preference amongst some households for secure parking to the front of houses
- Further clarity required on where new streets are located and a general concern that new streets will exacerbate anti-social behaviour

These issues of concern have been responded to by the Office of Regeneration in Section 4.0 of this document.

Southill: Kincora/Carew

13 March 2013 4pm-8pm

14 March 2013 10.30am-2.30pm

Residents responded positively with 53% of the overall responses received in general agreement with the proposals for redevelopment. However a consensus took shape which identified a number of remaining issues of concern including

- Ensure working CCTV
- More lighting needed on existing green spaces and back alleys.
- Perception amongst residents that new streets will be rat runs and unsafe for children
- Perception amongst residents that speed bumps do not work in Kincora/Carew Park
- Preference amongst some households for secure back alleys for parking
- Preference amongst some households for secure parking to the front of houses
- Consideration of an active play space for older children
- Preference for new replacement on-the-ground houses as opposed to apartment typologies
- Concern by residents as to how the consultation process will be followed up
- Consideration of issue of dumping and anti-social behaviour to the rear of Maigne Way

- Consideration of a convenient link to Southill House to access services

These issues of concern have been responded to by the Office of Regeneration in Section 4.0 of this document.

Moyross

12 March 2013

10am-5pm

Residents responded positively with 63% of the overall responses received in general agreement with the proposals for redevelopment. However the consensus of comments identified a number of remaining issues of concern including:

- Concern over high profile gateway site at entrance to Moyross
- Clarity on the how the mixed use District Centre at Moyross will be strengthened
- Concern that street parking equates to high density and parking should be a preference for parking on curtilage along Moyross Avenue
- Concern over the standards being used in the design for housing
- Concern over location of site for new replacement housing in Cliona Park as the community is well settled
- Clarification on uses being reinforced at the Moyross Community hub
- Concern that the cul de sac at Hartigan Villas should remain

These issues of concern have been responded to by the Office of Regeneration in Section 4.0 of this document.

Appendix 2. Statement of Community Involvement

Regeneration Area	Type	Date	Purpose	Outcome
Southill	Kincora Carew Public information session	13 March 2013 4pm-8pm 14 March 2013 10.30am-2.30pm	Presentation of a preferred option	General Support
Southill	O'Malley Park Public information session	6 March 2013 5.30pm-8pm 7 March 2013 12 - 4pm	Presentation of a preferred option	General Support
Moyross	Moyross Public information session	12 March 2013 10am-5pm 14 March 2013 option	Presentation of a preferred option	General Support
Ballinacurra Weston	Ballinacurra Weston Public information session	5 March 2013 6pm-9pm 6 March 2013 1pm-4pm 7 March 2013 10am-1pm	Presentation of a preferred option	General Support
St. Mary's Park	St. Mary's Park Public information session	28 March 2013 3pm-8pm	Presentation of a preferred option	General Support

St. Mary's Park	Yes	Don't know/Don't mind	No	No Box Ticked	Total
OVERALL PROPOSALS FOR REDEVELOPMENT	1024	234	274	268	1800
• 161 persons in attendance at open days	57%	13%	15%	15%	100%
• 100 questionnaires returned					
• Overall response rate: 62%					

Ballinacurra Weston	Yes	Don't know/Don't mind	No	No Box Ticked	Total
OVERALL PROPOSALS FOR REDEVELOPMENT	400	65	258	21	744
• 87 persons in attendance at open days	53%	9%	35%	3%	100%
• 40 questionnaires returned					
• Overall response rate: 46%					

O'Malley Keyes	Yes	Don't know/Don't mind	No	No Box Ticked	Total
OVERALL PROPOSALS FOR REDEVELOPMENT	502	98	101	51	752
• 169 persons in attendance at open days	67%	13%	13%	7%	100%
• 80 questionnaires returned					
• Overall response rate: 47%					

Appendix 2. Statement of Community Involvement

Kincora & Carew Park	Yes	Don't know/Don't mind	No	No Box Ticked	Total
OVERALL PROPOSALS FOR REDEVELOPMENT	400	65	258	21	744
• 150 persons in attendance at open days	53%	9%	35%	3%	100%
• 62 questionnaires returned					
• Overall response rate: 41%					
Moyross	Yes	Don't know/Don't mind	No	No Box Ticked	Total
OVERALL PROPOSALS FOR REDEVELOPMENT	772	156	133	163	1224
• 42 persons in attendance at open days	63%	13%	11%	13%	100%
• 72 questionnaires returned					
• Overall response rate: 171%					